

# **COVENTRY ZONING BOARD OF REVIEW**

## **AGENDA**

### **WEDNESDAY**

**February 6, 2008**

**Town Council Chambers 1670 Flat River Road Work Session &  
Regular Meeting 7:00 p.m.**

**WORK SESSION 1. Approval of Minutes from January 9, 2008  
2. Approval of Decisions from January 9, 2008 3. Zoning Enforcement  
Officer's Staff Report 4. Discussion of Applications heard during  
Public Hearing on January 9, 2008**

### **OLD BUSINESS – DECISIONS**

### **APPEAL(S) OF VIOLATION OF ZONING ENFORCEMENT OFFICER**

**Appellant: Joseph Koszela**

**Location of Property: AP 308, Lot 12; Nicholas Road**

**Owner: same**

**Zone: RR-5**

**Owner is appealing a cease and desist order from the Zoning  
Enforcement Officer for gravel bank operations.**

### **OLD BUSINESS**

**Applicant: John and Charleen Ricci**

**Location of Property: AP 310, Lot 20.2; 111 Piggy Lane**

**Owner: same**

**Zone: RR-5**

**Existing Use: single-family dwelling**

**Proposed Use: same with detached garage**

**Applicant is seeking a dimensional variance for an existing, detached 3 car garage 28 feet in height where 22 feet is allowed.**

**Applicant: Michael & Colleen McNamara P.O. Box 100061 Cranston RI 02910**

**Owner: same**

**Location of Property: AP 57, Lot 4; 77 Raymond's Point Road, Coventry**

**Zone: R20**

**Existing Use: Single Family Residence**

**Proposed Use: Same with additions**

**Applicant has requested a special use permit to expand a non-conforming structure and enclose existing concrete slab to square off the building.**

**Applicant: James & Margaret Garant, 109 Carter Ave Pawtucket RI 02861**

**Owner: same**

**Location of Property: AP 57, Lot 4; 22 Raymond's Point Road, Coventry**

**Zone: R20**

**Existing Use: Single Family Residence**

**Proposed Use: Same with additions**

**Applicant has requested a special use permit to expand a non-conforming structure and enclose existing concrete slab to square off the building.**

**Applicant: Joseph D. Hart 6 Crabapple Court, Coventry, RI**

**Owner: Same**

**Location of Property: AP 102, Lot 59; 6 Crabapple Court Coventry RI**

**Zone: R20**

**Existing Use: Single-family residence**

**Proposed Use: same with addition**

**Applicant has requested a dimensional variance to build an addition that will be 6 feet 4 inches from the rear property line where 30 feet is required.**

**Applicant: Dennis Meagher 29 Pine Ave, Coventry, RI**

**Owner: Same**

**Location of Property: AP 30, Lot 92; 6 29 Pine Ave, Coventry, RI**

**Zone: R20**

**Existing Use: Single-family residence**

**Proposed Use: same with carport**

**Applicant has requested a dimensional variance to build a carport that will be 1 foot from the side property line where 15 feet is required.**

## **NEW BUSINESS**

**Appellant: Andrew and Vicki Venditelli**

**Location of Property: AP 311, Lot 91; 1473 Harkney Hill Road**

**Owner: same**

**Zone: RR-3**

**Owner is appealing a cease and desist order from the Zoning Enforcement Officer for operating a commercial business in a residential zone.**

**Applicant: Robert Houghton**

**Owner: Robert and Sabrina Houghton**

**Location of Property: AP 315, Lot 13.002; 795 Carr's Trail**

**Zone: RR-5**

**Existing Use: Single Family Residence**

**Proposed Use: Same**

**Applicant has requested a dimensional variance to leave a shed 15**

**feet from the property line where 50 feet is required.**

**Applicant: Richard A. Santos**

**Owner: Richard A. and Ramona Santos**

**Location of Property: AP 17 Lot 29.2; 96 Lakehurst Drive, Coventry**

**Zone: R20**

**Existing Use: Single Family Residence**

**Proposed Use: Same**

**Applicant has requested an Appeal of Planning Board Decision and also requests a dimensional variance to create a two lot minor subdivision. Both lots have inadequate area and one lot having inadequate rear set-back.**

**Applicant: John E. Leonard, IV**

**Owner: Same**

**Location of Property: AP 42, Lot 8; 12 Marion Drive, Coventry RI**

**Zone: R20**

**Existing Use: Single-family residence**

**Proposed Use: same with pool**

**Applicant has requested a dimensional variance to install a pool five feet from the property line where 10 feet is required.**

**Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9181 xt. 240, 72 hours**

**in advance of the public hearing date. Devices for the hearing impaired are available.**